

**FOR SALE
OR LEASE**

19,029 RSF
TOTAL

±3,300 RSF
CLASS A
SPEC OFFICE
FOR LEASE

3,500 RSF
END CAP
RETAIL SPACE
FOR LEASE



TRANSWESTERN

REAL ESTATE
SERVICES

710 S. MAIN ST.

FORT WORTH, TX 76104



PROPERTY INFORMATION:

- Excellent Owner / User Opportunity in the Near Southside district
- Two parking lots with 40 total parking spaces
- Ideal location on South Main with multiple restaurants just steps away
- Beautiful interior finishes creating a modern / creative move-in ready office space

SALE INFORMATION:

- 19,029 Total SF
- In place NOI approximately \$461,000.00

LEASE INFORMATION:

- Suite 201: ±3,300 SF office space
- 3,500 SF end cap retail space
- \$28.00 + NNN (Est. \$12.18)

SALE PRICE: \$6,650,000



**SCAN FOR MORE
INFORMATION**

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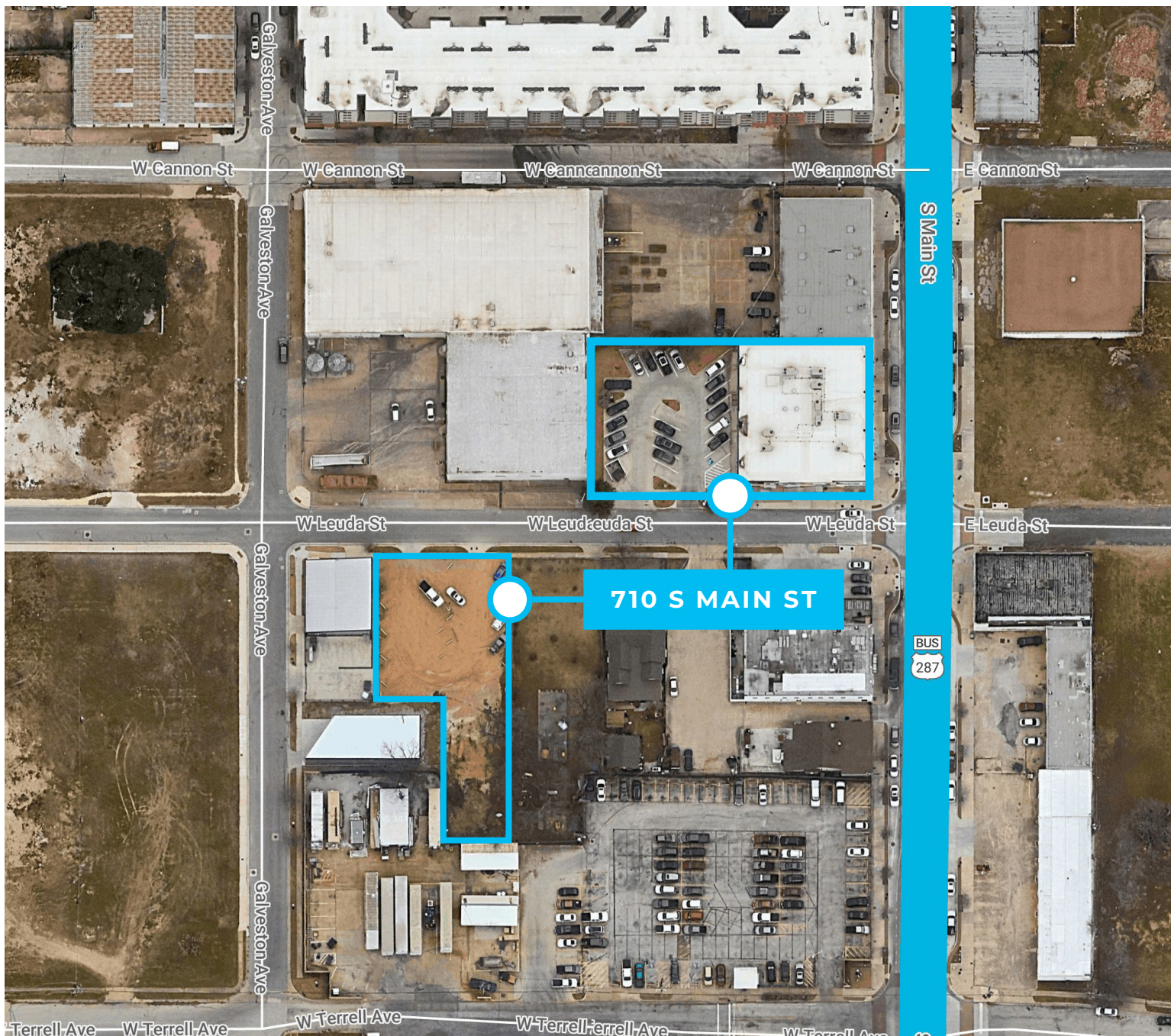
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AERIAL



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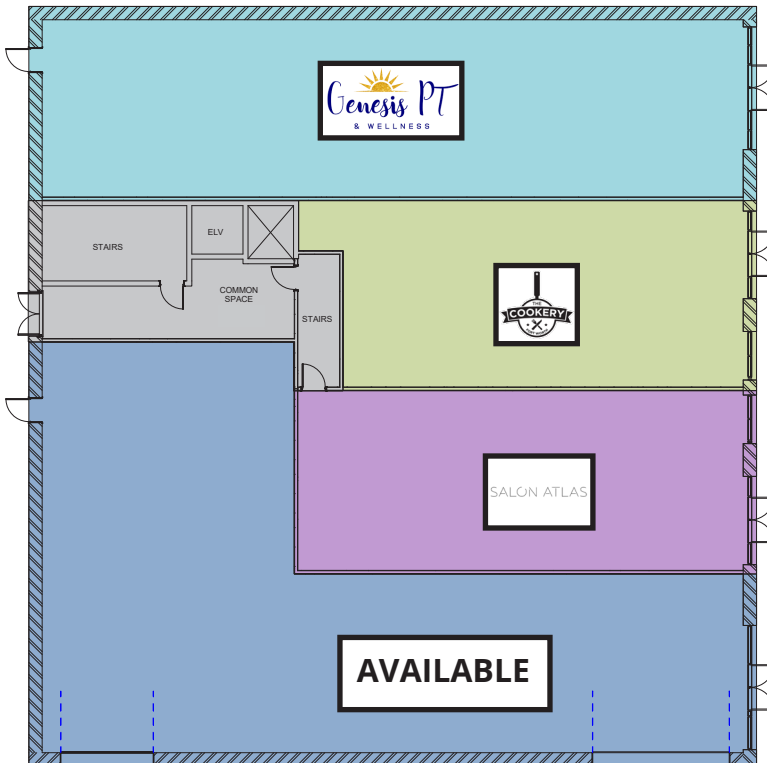


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FLOORPLAN

First Floor



Second Floor



CURRENT TENANTS

- **Genesis PT & Wellness:** Holistic pelvic floor therapy practice including a team of specialty physical therapists, occupational therapists, and birth doulas.
- **The Cookery:** Interactive cooking classes, named "Best Cooking Class in Dallas" by D magazine.
- **Salon Atlas:** Full service hair salon.
- **Locust Cider:** Taproom serving hard cider.

- **M2G Ventures:** Commercial real estate investment, development, and consulting firm specializing in adaptive reuse and industrial properties.
- **Bell Rock Real Estate:** would vacate on a sale or lease back Suite 209 (1,200 SF)

LEASE INFORMATION:

- Suite 201: ±3,300 SF office space
- 3,500 SF end cap retail space
- \$28.00 + NNN (Est. \$12.18)

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AMENITIES MAP



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EXTERIOR PHOTOS



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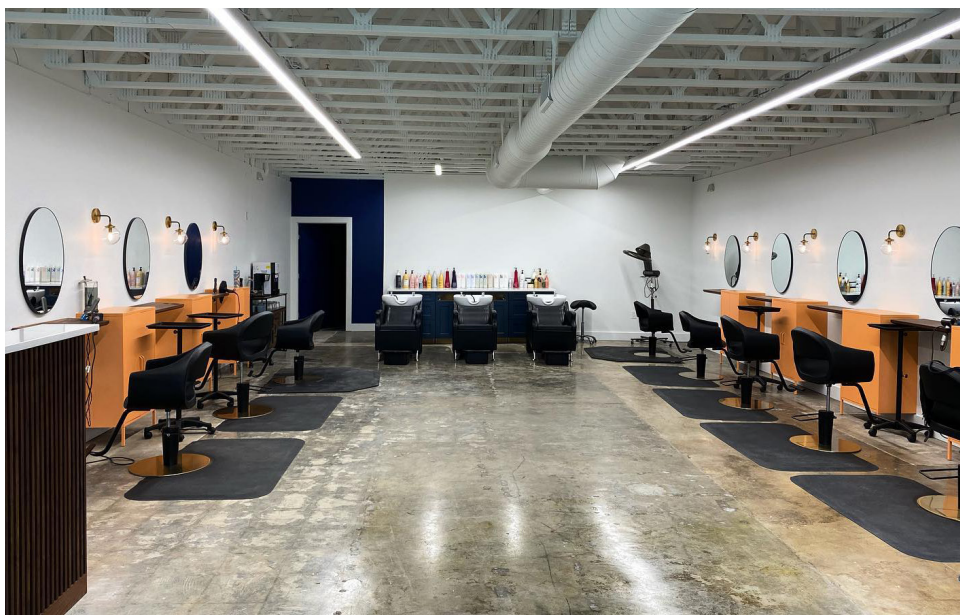
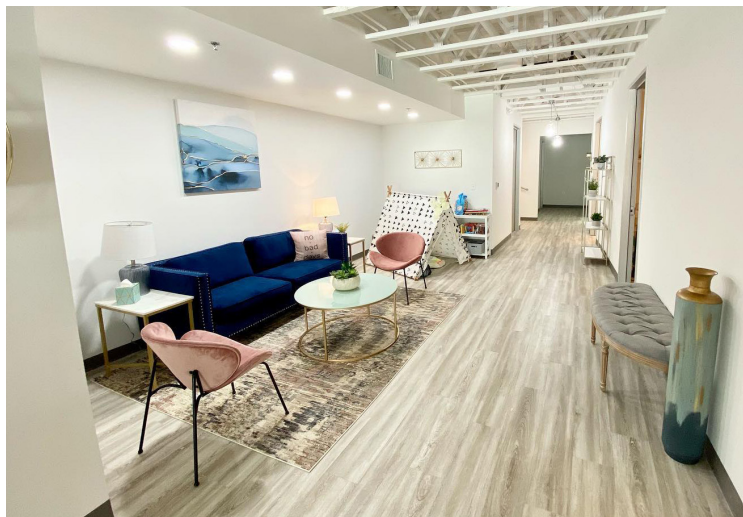
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INTERIOR PHOTOS (RETAIL)



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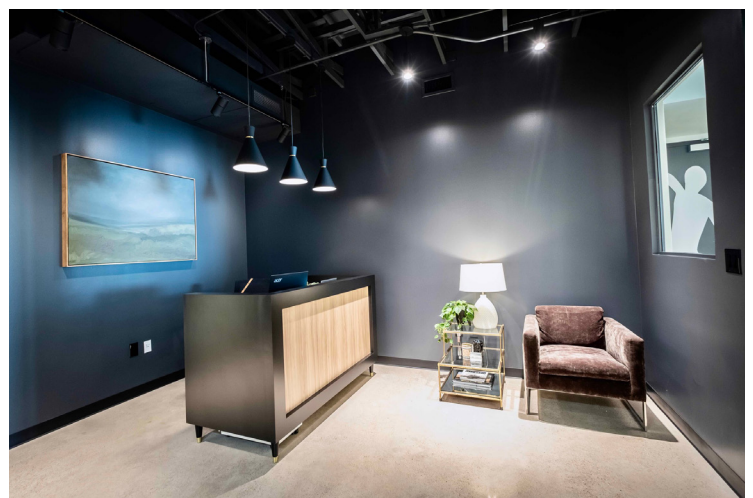
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INTERIOR PHOTOS (OFFICE)





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